

To Whom It May Concern,

*Re: Lot 30, Tract 508, River Run Condominiums*

My wife and I are the owners of lot 30 in the River Run Condominium development across the river from the River Ranch Restaurant and Hotel. We will be building a single family home for our family. This is not an investment property, but a home which we will live in and enjoy with our family for many, many years to come. As such we have taken great care in the design and layout of home.

As a prelude to your review I am restricted with building my home inside a specific "building envelope" which was approved by Placer County many years ago. The lot is extremely complicated to build on due to the rapid elevation changes and the restrictive footprint in which I can sit the structure in. So we had to be very creative in the design and architecture of our home due to the lot limitations. But in the end we're very, very excited with the outcome in that it compliments other homes in the subdivision and integrates very naturally with the topography and natural setting.

Please find attached my home plans Placer County Planning has requested as part of the Design Review Process. My architect and I talked to the County many times over the last six months and there was never an indication that a Design Review was required. I became aware of this information for the first time just a few weeks ago. My architect has completed my plans and we're preparing to submit them soon to begin the permitting process. If we'd known about this requirement early on we would have gone through the Design Review Process many months ago before we completed the plans. Although I understand the Design Review is a requirement, I please ask that you take into consideration any changes at this point will be time consuming and costly.

For your reference, the River Run HOA review committee has approved the attached plans. I spent many months going back and forth with the HOA committee before they provided me final acceptance. The HOA was extremely strict regarding that the home not only comply with HOA rules and regulations but that it was harmonious with other home owner homes in terms of style, architecture and colors, and concurrently, it was complimentary with our natural environmental setting. After many plan iterations we are proud to report that we accomplished this task.

Thank you,

Jim & Tami Files